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20th November 2025

Ian Lissamore  
Norton Dairy  
Old Dairy Lane  
Chichester  
PO20 3AF

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: AL/107/25/PL

Site Address: Land at West Barn Old Dairy Lane Norton PO20 3AF

Description of works: Demolition of existing tennis court and erection of a commercial building (within Use Class E(g)), parking, landscaping and other associated works. This application is a departure from the Development Plan, may affect the character and appearance of the Norton Lane, Norton Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 20th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79929

I object to this plan on the following grounds

It represents a significant departure from the development plan.

It is outside the built up area boundary.

It does not align with the ADC local plan.

Or the Neighbourhood PlanEH1, or the local plan SD SP2.

It does not align with the policies of the Aldingbourne Neighbourhood Plan

It would have negative effects on Norton Lane, Norton Conservation Area and Neighbourhood PlanEH9 H9

Local Plan HER, SP1, DM2, DM3.

It is of an inappropriate scale and location. Houses closest to this proposed development were holiday lets when the current West Barn was approved. Now they are residential properties. WestBarn is 38 meters from the closest property, this proposed building would be 15 meters distance. The angle between these properties and direct sunlight would be 50 degrees above the horizontal, a total loss of sunlight.

It would have a negative impact on Norton Lane which is only a single lane road in many places and a 20 mph zone throughout.

Often deliveries are too large for Lorrie's to access the site, so Lorrie's have to park in Norton Lane while large crates are taken by forklift truck up Old Dairy Lane to WestBarn. This will only be multiplied by any further expansion. Norton Lane local plan EMPDMI. The village is unlit, Neighbourhood Plan EH 10.

The site has an unsuitable entrance access for exiting activities. The large refuse lorry frequently damages the access gate because of its narrowness, this will only be made more frequent.

A 300% expansion by Biodot at this site is not acceptable given its proximity to surrounding properties and will destroy the character and appearance of the area - Neighbourhood planEH8

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to** <https://www1.arun.gov.uk/planning-application-finder>